



**TOWN OF HAMDEN, CONNECTICUT**  
**Economic & Community Development Department**  
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Dale Kroop, *Director*

**TESTIMONY OF DALE KROOP**  
**Director of Economic and Community Development**  
**TOWN OF HAMDEN**  
**Before the**  
**COMMERCE COMMITTEE**  
**March 8, 2011**

Re: Raised Bill No. 6526: An Act Concerning Brownfield Remediation and Development as an Economic Driver

The Town of Hamden would like to express support for Section 17. of Raised Bill 6526, which will help expedite brownfields redevelopment in our community and throughout Connecticut, but with critical deletions to subsection 17(b) of the Bill, removing restrictions on the number and types of brownfields that can take advantage of the program. Additionally, the Town of Hamden would like to see the \$3,000 fee identified in Section 20 (d) waived in the cases of applicants who are a municipality or a non-profit Development Corporation. This change would make Raised Bill 6526 consistent with previous brownfield legislation which provides for a *Covenant Not To Sue* from the Commissioner of DEP at no cost for these public agencies. Any of these agencies that get involved in brownfields because their complex nature (i.e. taxes owed, mortgage encumbrances, etc), have enough difficulty doing these projects, those that cannot be done by the private sector. The Town agrees that applicants who are private owners should pay the cost to the CT Taxpayers for the processing these applications by the State.

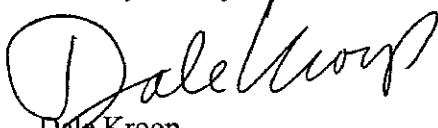
Brownfield redevelopment for neighborhood revitalization, for job creation and for increased tax revenue have become very important in Hamden as our commercial areas have become limited in their growth at the same time that the Town has worked hard to promote responsible development. Brownfield redevelopment has therefore become critical to our future economic development initiatives.

Prospective developers continue to be discouraged by the bureaucratic requirements and delays associated with the Transfer Act, which many brownfields projects fall under. Provisions in An Act Concerning Brownfield Remediation and Development as an Economic Driver, outlined in Section 17 of the bill, would expedite the process in Hamden and statewide. Most of all, it would provide assurances to the developer regarding liability through Department of Environmental Protection issuance of a "Notice of Completion of Remedy and No Further Action Letter" and provide developers with a clear and expedited process, avoiding costly and unreasonable delays which can frustrate site redevelopment, reuse and job creation.

The Town of Hamden supports Section 17, but strongly recommends eliminating the conditions inserted in subsection (a) as irrelevant and potentially detrimental to the goal of timely brownfields redevelopment. These conditions are the limitation of participation in the program to 20 properties at any one time and the addition of social and economic criteria to eligibility determination for it. They would undoubtedly result in the delay of remediation, increased redeveloper costs for professional services and would add a level of political activity to what should ideally be a straightforward real estate and environmental cleanup effort.

Finally the elimination of the \$3,000 application fee in Section 20 (d) for cash strapped communities and Non-Profit Development Corporations would make it possible to consider trying to develop the more difficult brownfield sites.

Thank you for your time



Dale Kroop  
Director